



KOOLAULOA NEIGHBORHOOD BOARD NO. 28

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 400 • HONOLULU, HAWAII, 96813
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REGULAR MEETING MINUTES THURSDAY, MARCH 30, 2006 HAU'ULA COMMUNITY CENTER

CALL TO ORDER: Chair Dee Dee Letts called the meeting to order at 7:04 p.m. A quorum was present.

Chair Letts asked the individual with the video camera to identify oneself. Permission should first be asked to the Board. The Board is on record opposing videotaping its meeting. You can videotape the meeting for your own use, but not for airing on Olelo.

MEMBERS PRESENT: John Elkington, Kathryn Heath, Don Hurlbut, Zenobia Iese, Norman Kaluhiokalani, Dee Dee Letts, Patrick Macy, Creighton Mattoon, Warren Soh.

MEMBERS ABSENT: Barbara Kahana (excused), Les Steward.

GUESTS: Dede Alo (Representative Michael Magaoay's office), Lea Albert (DOE/Windward District Office), Donna Lindsey (DOE), Pu'anani Nawahine and Bradley Odagiri (Hau'ula Elementary), Maj. Derek Gaudlitz and Maj. Frank Res (U.S. Army), Ralph Makaiau (KCA), Lisa Evangelista, Leslie Llanos, Rogelio Panag, M. Primacio, Margaret Primacio and Kori Shlachter (KVA), Choon James, Oris Terry and James Thompson (LPCA), Gary Barbaree (Kahuku United Methodist), Fred Mencher (HME), Lloyd Haraguchi (Campbell Estate), Craig Chapman (Malaekahana), Angel Adversalo, John Errett, Debi Hartman, Kaye Kroehler, Joshua Primacio, David and Nancy Wilkey, Steve J. Rodrigues (Neighborhood Commission Office staff).

APPROVAL OF FEBRUARY 9, 2006 REGULAR MEETING MINUTES – Mattoon moved and Iese seconded to approve the minutes with the following correction:

Page 7, under Malaekahana State Park, fourth paragraph, fourth line, delete “board” and insert “membership”.

The motion carried unanimously.

TREASURER'S REPORT – Iese read the Financial Statement for February 2006. The Operating Account expenses were \$56.75, leaving a balance of \$1,182.71. The Publicity Account did not incur any expenses, leaving the balance at \$1,081.00. The Refreshment Account did not incur any expenses, leaving the balance at \$120.00. The report was accepted subject to audit.

GOVERNMENT REPORTS:

Honolulu Fire Department – No report or representative was available.

Honolulu Police Department – No report or representative was available.

(Soh arrived at 7:09 p.m.)

Mayor's Representative – Neighborhood Assistant Steve J. Rodrigues informed Chair Letts that Patrick Kubota sends his regrets. In addition, Chair Letts read the following: 1) Ka'a'awa Beach Park improvements – construction commenced on February 6, 2006 (she noted it had not begun). 2) Hau'ula Community Recreation Center – date of completion for the renovation work is now estimated to be in June 2006. 3) Hau'ula Skate Park – no status change from last month's meeting. Still anticipating construction will begin early 2006. 4) Hau'ula Beach Park improvements – picnic tables were installed in the beginning of February. No status change on the request to raise the Hau'ula Beach Park sign. Department of Parks and Recreation is looking forward in working with the community to install a chain at the entrance to the park. Currently, DPR does not have the resources to secure the parking nightly. 5) Hau'ula Community Center – Department of Facility Maintenance is still researching the request for more chairs to accommodate attendees at the Neighborhood Board meetings.



(Macy arrived at 7:12 p.m.)

Congressman Ed Case – Congressman Case's monthly newsletter was submitted.

Council Chair Donovan Dela Cruz – Chair Letts said Council Chair Dela Cruz sends his regrets. In addition, Chair Letts read the following: 1) The City Council has passed several measures for real property tax relief: a) Bill 66 – allows five year renewal periods, until age 90, when it renews for life; Bill 80 – expands the availability of the county tax credit; Bill 12 – establishes a new way of setting real property tax rates so that initially, the average real property tax bill for each property is unchanged from year to year, adjusting for inflation; Bill 1 (2005) – increases regular home exemptions to \$80,000. 2) Hau'ula Fire Station – City administration is moving forward with land acquisition for a new fire station next to the Hau'ula Shopping Center. 3) In early March, Council Chair Dela Cruz and Senator Hee worked with various companies to provide sand and sandbags for residents on the Windward coast. 4) Follow-up item – there are 40 public parking stalls at Turtle Bay. There may be some confusion because the stalls are not all in one lot. 5) Real Property Tax Relief for Flood Victims – Council Chair Dela Cruz sent a letter to the Mayor asking him to declare a natural disaster for the purpose of real property tax relief, pursuant to Chapter 8, Article 4, Section 8-4.2, Revised Ordinances of Honolulu 1990. Under this ordinance, doing so would authorize the Director of Budget and Fiscal Services to remit taxes due or paid for real property damaged or destroyed as a result of natural disaster. The emergency declaration was issued so flood victims may submit a claim form. Forms can be found at www.honolulu.gov/rpa/forms.htm. 6) Kawela Bay - Council Chair Dela Cruz has introduced a resolution urging the Department of Planning and Permitting to enforce strict compliance with all applicable laws and unilateral agreement and special management area use permit/shoreline setback variance conditions prior to issuance of any permits and approvals for the Turtle Bay Resort expansion project.

Kaluhiokalani had concerns about overflow parking for the public at Turtle Bay. Chair Letts will follow-up.

Governor's Representative – Chair Letts said Ben Henderson sends his regrets.

Mattoon said the beach barriers in Punalu'u need to be replaced. Chair Letts will follow-up.

Representative Colleen Meyer – No report or representative was available.

Representative Michael Magaoay – Dede Alo circulated Representative Magaoay's monthly report and highlighted the following: 1) Representative Magaoay sends his regrets. 2) Representative Magaoay introduced House Concurrent Resolution 146, which calls for the rigorous reexamination of the development expansion plan at Turtle Bay Resort due to the passage of time and changed conditions of the North Shore and the island of O'ahu. 3) HB 1448, would allow a \$10,000 tax credit for residents from Kaneohe to Kahuku who experienced flood damage to their property. A public hearing will be heard on April 4.

Chair Letts noted that the Board is already on record supporting tax credits for flood damage victims.

Senator Clayton Hee – Senator Hee's monthly report was submitted via the Neighborhood Commission Office. In addition, Alo stated Senator Hee introduced SB 2738, which authorizes the issuance of General Obligation Bonds to supplement any shortfall to acquire land to expand Kahuku High and Intermediate School to move out of the flood zone.

Department of Education (DOE) – Lea Albert, DOE Superintendent for the Windward District, stated: 1) She asked for the Board's support with SB 2738. Albert reiterated that the school is in a flood zone. She thanked Senator Hee for introducing the bill. 2) An emergency repair request was submitted to move the fences at Ka'a'awa School. 3) She would like to thank the community member who removed all the rubbish from Kahuku High School. 4) Two Kahuku High School seniors were admitted to Stanford University. 5) She thanked Senator Hee for honoring the Teacher of the Year at Wal-Mart.

Matton moved and Kaluhiokalani seconded that the Ko'olauloa Neighborhood Board No. 28 add Senate Bill 2738 to tonight's agenda for action. Chair Letts explained that a two-thirds vote of the Board is needed to an item to the agenda. **The motion carried unanimously.**

Chair Letts mentioned that the Board has a Certificate of Appreciation for Susan Luehrs. Heath will personally present the certificate to Luehrs

Charter Schools – Deferred until later in the meeting.

U.S. Army – Maj. Frank Res reported: 1) This is his last Neighborhood Board meeting. His replacement will be Sgt. Keith Scott. He can be reached at 655-4809. 2) He introduced Maj. Derek Gaudlitz. 3) The 3rd Infantry Brigade and the 25th Infantry Brigade will deploy as early as this summer to support Operation Iraqi Freedom. 4) The 84th Engineer Battalion with approximately 500 soldiers are deployed and are busy with construction efforts in Iraq. 5) Community activities – soldiers participated in Sunshine Elementary's Field Day on March 17. Besides Sunshine Elementary, soldiers support Kahuku High School, Kahuku Intermediate and Kahuku Elementary.

Chair Letts thanked Maj. Res for giving her the Army's training schedule.

U.S. Marines Corps – No report or representative was available.

Board of Water Supply (BWS) – Chair Letts said Barry Usagawa sends his regrets. In addition, Chair Letts read the following: 1) There were no main breaks in Ko'olauloa in the month of February. 2) As of March 8, weekly average pumpage was way down, at 127 million gallons a day. 3) The Ko'olauloa Watershed Management Plan Public Review Draft is still being written and no working group meeting has been scheduled at this time.

UNFINISHED BUSINESS:

Ko'olauloa Watershed Management Plan – Discussed earlier in the meeting

Malaekahana State Park Update – Craig Chapman distributed information packets to Board members. In addition, he stated changes have been made since the last presentation. On the Kahuku-side of the project: the density has been reduced; they attempted to take everything off the electrical grid. HECO will come out and check that the batteries for the windmill are attached properly. On the Kalanai side of the project: they will run it as break-even; five cabins will be close to Kamehameha Highway; they are trying to keep as much as preservation as possible; space will be available to the community for recreation; they are proposing an artists village; there will be a picnic area; there are currently 35 campsites and two comfort stations.

Concerns and comments followed:

- 1) Chapman had the following responses: a) Security on the Kalanai side will be on-duty 24 hours a day, 7 days a week. People will be living on the premises; b) there will be one windmill, near the river. It will be 100 foot high, only 52 decibels and produce 10 kilowatts of power; c) He showed the plans to DLNR six weeks ago, but they have been non responsive. He wants them to give him directions; d) the generator would only be used a third backup. It will be located inside a 10 foot by 10 foot box. They have already met with HECO to discuss these concerns; e) Department of Health (DOH) said their wastewater system is an excellent system. It is very small, compact and efficient. The water coming out will be used for irrigation; f) in the past, the ratio of residents versus tourist has been 70% to 30%. From December to January, they will target Canada and the East Coast market; g) by rule, the project has to be community-backed. He already has the cash and the right people in place.
- 2) A resident had concerns the impact the project would have on residents and where the equipment is placed (i.e. generator, etc.). It would have to be kept close to the cabins in order to power the cabins.
- 3) Chair Letts noted that this item has been on the agenda a number of months. The Board received a letter from Kahuku Community taking no position on this issue but raising questions and concerns. It was noted that this project is very different from the one originally presented to the Board and DLNR. She asked the Board members if their communities have taken a position on this matter. Ka'a'awa Community Association (KCA) has yet to hear a presentation. Elkington answered a presentation was made to the La'ie Community Association (LCA). Chapman said he has a letter of support from LCA. Mattoon answered the Punalu'u Community Association (PCA) has taken a position, but it's contingent upon a number of things. Concerns include tower for the windmill, interfering with the view plain, harmful rays, etc. Their primary concern is that the best development would be the least development. Although PCA took a position, it would help if more things were in writing. Iese answered the Hau'ula Community Association (HCA) voted to support the project, but they were not presented the changes to the project. They asked for future updates.

- 4) Macy applauded Chapman's efforts being that we are being more self-sufficient in today's world. The project intrigues him. It's definitely good for the community.
- 5) Kaluhiokalani was concerned that DLNR is unresponsive; it is unacceptable. The issue is working with the community regarding issues such as the windmill. Hurlbut mentioned DLNR was in attendance a couple of meetings ago, but Chapman was not chosen as the controller of Malaekahana at that time. Chair Letts said she would write a letter to DLNR inviting them to next month's meeting, and ask why they haven't responded to Chapman. Also, Kahuku needs to hear the concerns and Ka'a'awa needs to have a presentation.

Real Property Tax Proposals - City Council Update – Discussed earlier in the meeting.

NEW BUSINESS:

City Council Resolution 06-071: Concerning Condemnation of Land in Kahuku for Affordable Housing and Golf Course Use – Chair Letts read a letter from the Kahuku Village Association (KVA). KVA is in support of Resolution 06-071, which includes the golf course and 22 residential homes. These homes after compliance with City requirements would be converted to lease land and would be managed by the City offering an opportunity for the current residents to continue to rent and stay on the land. Since the resolution was introduced, other avenues have opened. These options may allow certain areas to be purchased in fee simple allowing residents to own their own home. KVA has been contacted by three private developers and has also met with USDA Rural Development Department regarding two parcels. At the present time, KVA is in the process of allowing three different options to be brought to the residents. The residents will determine which direction KVA will pursue. KVA would like to thank everyone who supported their efforts to ensure affordable housing to their long-time residents. They will remain in close contact with Council Chair Dela Cruz and keep the Board apprised of any progress.

Concerns and comments followed:

- 1) Margaret Primacio, KVA, noted that the letter from KVA was signed by only four of five board members. On behalf of residents living in the former Kahuku Plantation Camps, they request the Board's support of Resolution 06-071. Residents have sent a bona fide representative to negotiate on their behalf with Campbell Estate at least twice since August 2005. Campbell Estate said they weren't selling and would not negotiate with the representative. In November 2005, a letter circulated by Ralph Makaiau indicated Campbell Estate was selling their lands in Kahuku to the highest bidder. Residents held a rally in January 2006. In February 2006, a letter with 600 signatures stating their commitment to stay and purchase the land they live on was sent to CEO Stephen MacMillian. A response letter stated residents would have to work with the developer. Residents were told this at a community meeting by Lloyd Haraguchi of Campbell Estate. In response to residents concerns, Council Chair Dela Cruz introduced several resolutions. This condemnation resolution ensures housing costs can remain low for residents. A lot of residents are on fixed, low and single income. They know and are not fooled by thinking a developer/investor will keep the camp as is and not redevelop them with increased density. By supporting the resolution, you would ensure affordable recreation through the continuance of the City Municipal Golf Course and provide access along the beachfront for fisherman, surfers and beach goers.
- 2) Soh questioned Primacio why she didn't inform the Kahuku Community Association (KCA). Also, he did not see the letter with 600 signatures. Primacio informed Soh that he should've been aware since he came to all the KVA meetings and knew about the rally. Chair Letts indicated Primacio didn't ask to put this item on the agenda, it was Council Chair Dela Cruz.
- 3) Iese asked what the difference is between KVA and KCA. Primacio answered KVA is a 501C3, non-profit organization and they have a specific purpose to develop affordable housing.
- 4) Maikaiau noted this is the last opportunity for affordable housing. The resolution (including CD 1) should also include the golf course and Kamehameha Highway mauka.
- 5) A number of residents spoke in support of the resolution.
- 6) Heath said we need to address the homeless problem (as recent reports in the media about the homeless

being evicted from Ala Moana Beach Park). More affordable housing is needed.

- 7) Iese stated we should not let Campbell Estate or Del Monte get away with not taking care of their employees.

Hurlbut moved and Mattoon seconded that the Ko'olauloa Neighborhood Board No. 28 support Resolution 06-071, CD 1. Discussion ensued. **The motion carried unanimously.** Chair Letts will write a letter of support.

Hau'ula Charter School – Chair Letts said the individual who was scheduled to speak on this issue is not in attendance. Iese, who asked to put this item on the agenda, asked to defer this item until next month. Macy, an educator, noted there is a process for Charter Schools and it needs to be followed. A teacher at Hau'ula Elementary stated teachers were surprised that this item was on the agenda. The process needs to start with DOE. Albert added if the Hau'ula Elementary School Community Council ever wishes to go through the process of Charter Schools, they will have many options. There is a deadline, a decision would need to be made by December 2006. Chair Letts said she would send the Board members information on the process.

Senate Bill 2738 – **Mattoon moved and Macy seconded that the Ko'olauloa Neighborhood Board No. 28 support Senate Bill 2738. The motion carried unanimously.**

PUBLIC INPUT:

Development – Lloyd Haraguchi, Campbell Estate, stated a developer was planning to develop 200 acres. They have already addressed all the concerns (i.e. affordable housing, golf course, etc.). As of Tuesday, he withdrew the proposal. Corporation Counsel is reviewing the agreement because it was a signed agreement.

CORRESPONDENCE – Chair Letts circulated the Board correspondence it received since its last meeting.

COMMITTEE REPORTS:

Housing – Elkington mentioned BYU-Hawai'i opened their old gym to the flood victims. It was opened for three nights (day one: 1 person; day 2: family of eight; day 3: 30 people). Kahuku High School used to be the emergency shelter but it is in the flood zone.

There were no other committee reports.

COMMUNITY REPORTS: There were no community reports.

ADJOURNMENT: By consensus, the meeting was adjourned at 9:00 p.m.

Submitted by:

Steve J. Rodrigues
Neighborhood Assistant